LAND AUCTION

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at ranchandfarmauctions.com and williamsauction.com

• Bidders may participate in the auction on site or online at AuctionNetwork.com.
• On site bidders should bring a government issued ID.
• All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
• Announcements on the day of the sale shall take precedence over any prior advertisements.
• Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price ($5,000 minimum) immediately following auction - cash, cashier's checks, personal checks and business checks (electronically processed) are accepted - the balance of the purchase price and all closing costs are due at closing within 30 days.
• The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
• All information provided is derived from sources believed correct but is not guaranteed or warranted - Bidders shall rely entirely on their own information and judgment.
• Possession at closing, subject to tenant's rights, if any.

237.9 ACRES± | CHASE CO, KS | 2 TRACTS

AUCTION: MAY 29, 3PM | BURNS COMMUNITY CENTER
102 S CHURCH ST, BURNS, KS
TRACT 1: 159.9 ACRES±
Here is a beautiful and diverse grassland tract with a nice pond. This property will appeal to a multitude of buyers, whether you are interested in adding acres for your cow herd or looking for a place to hunt, fish and relax. Don’t miss this opportunity. Good fences and good water make this farm the ideal addition for the cattleman. The Coon Creek meanders north of the property with just enough cover around the pond and behind the dam to draw in some of the resident deer. This farm would make a great place to build a cabin and escape from the hustle and bustle and take in the beauty of the Flint Hills.

- 6 miles South of Cedar Point on E road
- Property has good fences and good water for your grazing herd
- Currently cash rented and due be paid on December 1st, 2019
- Very secluded property, access by abandoned county road

TRACT 2: 78 ACRES±
A very nice tillable tract that has been well kept and has good soils. This farm would make a nice addition to an existing operation or a solid investment. Tillable tracts in Chase county rarely become available on the open market so don’t miss your chance at this great investment.

- 70 acres of Class III Irwin Silty Clay Loam soils
- Approximately 8 miles South of Cedar Point road.
- Over 3800ft. of frontage along 70th and E Roads.
- Currently cash rented for the 2019 season.

AUCTION: MAY 29, 3PM | BURNS COMMUNITY CENTER
102 S CHURCH ST, BURNS, KS

WHITETAIL PROPERTIES REAL ESTATE, LLC
CODY CHAPLIN, AGENT | 785.312.2291 | Cody.Chaplin@whitetailproperties.com

MORE PHOTOS, VIDEOS, MAPS AND DOCUMENTS AT: RANCHANDFARMAUCTIONS.COM